

SCOPE OF WORK FOR:

SSA P-Level Storage

USPO Loop Station

211 S Clark St
Chicago, IL

BLDG # IL0235ZZ

IL

60604

Scheduled Pre-bid Walkthrough: **3/17/17** **10:00** **AM** ☒ **PM** ☐ **TBD** ☐
DATE TIME

RFP Closing Date: **3/31/17** **4:00** **PM**
DATE

CONTACT INFORMATION

Project Manager: **Byron Durham**

Phone: **312-886-1951**

Cell: **(b) (6)**

Email: **byron.durham@gsa.gov**

PROJECT ESTIMATED SUBSTANTIAL COMPLETION DATE: 6/15/17 **TBD** ☐

PERFORMANCE PERIOD: Upon issuance of the Notice to Proceed (NTP) the Contractor will have 21 calendar days to complete this project.

1. WORK SUMMARY

Refer to attached Platform-Level floor plan: install a storage cage with sliding gate, two swinging gates, power and data outlets, photoluminescent floor tape and exit signs. Renovate adjacent rooms for use as storage, including selective demolition, concrete slab repair, painting, new cased opening with steel lintel, and new door hardware as indicated. Include and allowance for asbestos-lead abatement and a separate allowance for related General Conditions, as indicated on the attached Bid Form. Scope of abatement will be provided when available.

2. INTENT OF WORK

The specifications below are to be used as intent of work to be performed only. Means and methods to complete the work and provide a finished product that meets or exceeds the expectations within these guidelines are the Contractor's responsibility. All work shall be completed in accordance to (with) all applicable, Federal, State & Local codes and regulations, OSHA safety requirements, NEC and NFPA requirements.

The Contractor shall coordinate with the Property Management Office to ensure all work performed complies with applicable building standards.

3. **GENERAL INFORMATION**

A. Building Access and Hours of Performance

1. All work shall be performed during (select all that apply):

- ☐ After hours - 6:00PM – 5:30 AM
☒ Working hours – 6:00AM – 6:00PM
☐ Weekends
☐ Other – Specify _____

The times checked above shall be coordinated at time of construction unless otherwise specified by the Contracting Officer (CO) or the Contracting Officer Representative (COR). Special requirements from the Property Management Office and/or the agency must be taken into consideration during all phases of construction.

2. Scheduling of work shall be coordinated with the Project Manager.
3. Offerors are urged and expected to inspect the site where services are to be performed and to satisfy themselves regarding all general and local conditions that may affect the cost of contract performance, to the extent that the information is reasonably obtainable. In no event shall failure to inspect the site constitute grounds for a claim after contract award. The submission of a proposal shall be conclusive evidence that the contractor has made such an examination. Arrangements for any requested site visits may be scheduled by contacting the Project Manager.
4. Any additional site visits required after the pre-bid walkthrough must be requested via email to the Contracting Officer Representative prior to visit. Such a request must be made with a minimum of 24 hours notice – no exception.
5. Contractors shall come prepared to the pre-bid walkthrough to evaluate all details required to accommodate and complete the SOW as indicated. This shall include, but is not limited to; electrical, mechanical, carpentry, data and communication, etc.
6. Provide not less than seventy-two (72) hours notice of activities that will affect operations of occupied spaces and building.
7. Maintain access to existing walkways, exits, and other facilities used by occupants during working hours and after hours to assure that Life Safety Code and OSHA requirements are met.
8. The Contractor shall provide not less than 48 hour notice when requesting building access and/or dock access. Building and Dock access requests shall be submitted to the Project Manager. The following information must be contained on the request form.
- Building access requests shall include;
- o Names of all persons.
 - o Dates and times for access
- Dock access requests shall include;
- o Names of driver and passenger(s)
 - o Make and type of vehicle
 - o License plate of vehicle
 - o Delivery date
 - o Time entering/leaving – loading and unloading permitted only
9. If required, the Contractor shall complete and submit permit request forms to the Project Manager. Forms may be obtained from the Project Manager or Property Management Office. Forms may include but are not limited to; electrical shutdown, fire protection, sprinkler, burn permit, lighting shutdown, electrical/data/utility closet access, etc.

B. Existing Conditions

It is the Contractor's responsibility to fully inspect existing conditions and include in their cost all materials and labor required to provide a complete and operational product meeting or exceeding all Federal Codes and intent of scope.

C. Security Clearance Requirement and Building Access

Any order that is issued as a result of this RFP shall comply with the security clearance regulations and the terms and conditions of section 01593-Security Regulations of the IDIQ contract.

D. Request for Information (RFI) / Clarification

The Contractors are encouraged to make requests and/or clarifications a minimum of 48 hours prior to the RFP closing date. Any requests for information or clarification submitted within 48 hours prior to the RFP closing will not constitute extending the RFP closing date.

E. Deliveries

The Contractor shall submit a dock access request per above, Section 3.A.8, and include the name of the badged person(s) accepting the delivery. The Contractor shall be responsible for accepting the delivery and ensuring it is delivered to the project area accordingly. Storage at the dock level, public hallways, storage closet, electrical closets, data closets, etc. are not permitted. Dock access is for delivery/drop off/pick-up only. No parking will be permitted.

F. Special Instructions from the Property Management Office

If required, Contractor shall complete and submit permits to the Project Manager for any and all required building shut down of electrical, fire protection, HVAC, lighting or any other major building system. Permit forms may be obtained from the Project Manager or the Property Management Office.

G. Sprinkler Work

~~If the fire protection sprinkler system must be altered as a part of this project, all work shall be done by a journeyman sprinkler fitter with a NICET Level 1 or higher certification. Provide documentation of this certification to the project manager as soon as the individual is identified by the contractor and before this person arrives on site. The sprinkler fitter shall assure that all work is compliant with NFPA 13, Standard for Automatic Sprinklers and that changes in location of sprinklers meet all of the sprinkler spacing and sprinkler density requirements. Sprinkler hangars and surge restraints shall be added or replaced as necessary to do this work.~~

The addition of 6 or more sprinklers to the system shall be hydraulically calculated by the sprinkler contractor to assure proper water supply to all sprinklers. The relocation, altering of piping, or any work affecting more than 20 sprinklers shall require a hydrostatic test of 200 psi for 2 hours for that section of the sprinkler system affected. For work affecting 20 sprinklers or less, the system pressure shall be introduced to the piping and piping shall be checked for a period of 2 hours to assure no leaking is taking place. All testing of the sprinkler piping shall be done without the ceiling in place below new or altered piping. Final acceptance testing shall be witnessed by the GSA Regional Fire Protection Engineer or their designee.

H. Fire Alarm Work

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~~Initiating devices shall be relocated, or added to as required for compliance with NFPA 72 and GSA standards without overloading any circuit in the fire alarm system.~~

~~Whenever 5 or more devices are added to any circuit, the fire alarm contractor shall provide new voltage drop calculations for each affected circuit. Upon addition of ANY new devices, the battery calculations shall be updated for the panel(s) serving the new additions.~~

~~Existing fire alarm devices shall not be removed from the system during construction. They must be appropriately hung up out of the way so that they continue to provide fire alarm service. Impairments of the fire alarm system shall be coordinated with the Property Manager of the building without exception.~~

~~Upon completion of the fire alarm work, all new and relocated devices shall be fully functionally tested. If additions or changes were made to the fire alarm system programming, then all new addressable devices and 10 percent of all existing devices in the building up to a maximum of 50 shall be fully functionally tested as required by NFPA 72. Final acceptance testing shall be witnessed by the GSA Regional Fire Protection Engineer or their designee. All fire alarm testing shall be done at a time when the sounding of the alarm will not disrupt government activities which may mean considerable after hours work. If testing cannot be accomplished during normal day time hours, then it shall be scheduled for the early evening at the earliest time acceptable to the Property Manager. Any tests proposed on weekends, holidays, or early morning hours must be approved by the Property Manager, Project Manager, Contracting Officer, and the GSA Regional Fire Protection Engineer.~~

4. EXECUTION OF SCOPE OF WORK (GC & GSA Responsibilities)

A. GENERAL

NOT APPLICABLE ☐

- 1.
- B. DEMOLITION** NOT APPLICABLE ☐
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- C. ARCHITECTURAL/CONSTRUCTION** NOT APPLICABLE ☐
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- M. WARRANTEE/GUARANTEE** NOT APPLICABLE ☐
- 1.
- N. BUILDING DRAWINGS** NOT APPLICABLE ☐
- 1.
- O. SUBMITTALS** NOT APPLICABLE ☐
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Check the box below if a cutsheet is required:

- ☐ Mechanical
- ☐ Plumbing
- ☐ Furnishings, Fixtures & Equipment FFE
- ☐ Telecommunication
- ☐ Security
- ☐ Fire Alarm
- ☐ BAS
- ☒ O&M Manuals & Maintenance
- ☒ Other Asbestos/Lead Abatement Plan, Shelving, Electrical, Painting, Plaster Repair, Fencing/Gate

5. QUALIFICATIONS

A. Quality Assurance

The Contractor shall use adequate numbers of skilled tradesmen who are thoroughly trained, certified and experienced in the necessary crafts, and who are completely familiar with the specific requirements and the methods needed for proper performance of work. All measurements and dimensions shall be field verified by the Contractor, prior to submittal of a bid. Any noticeable discrepancies shall be brought to the attention of the CO or COR immediately. Failure to notify the CO or COR of discrepancies may result in the work being re-done at the Contractor's expense.

B. Supplies, Materials and Equipment

The Contractor shall furnish all management, supervision, labor, tools, supplies, materials and equipment to perform the services described herein and in accordance with all applicable Federal Codes. Materials, supplies and equipment used shall be commercially available products of reputable manufacturers or suppliers. Provide the Project Manager submittals for approval by the CO or COR prior to starting work.

The Government will not be responsible in any way for damage to or loss of supplies, materials, tools, equipment or personal property belonging to the Contractor, Sub-Contractors or their respective employees

The Government will furnish all air, electricity, heat and water for the duration of the project.

C. Special Requirements

Contractor shall submit their offer using the Bid Form provided in the solicitation, with the breakdown indicated.

6. SUBMITTALS

A. Pre-Construction Meeting

The required submittals are due two weeks after award of the order, if applicable.

1. Project Directory & Subcontractor list.
2. Submit photographs/video showing existing conditions of adjoining construction improvements, including finish surfaces that might be misconstrued as damage caused by building demolition operations.
3. Shop Drawings/Product/Data Sheets
4. Samples
5. Schedules
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B. Project Specific Safety Plan

1. Provide a job specific safety plan that demonstrates the firm's approach to preventing accidents and injuries with contingency plans for responding to accidents. Provide specific methods for processing correspondence, and for dealing with issues, problems, questions, emergencies and other areas. This plan shall be submitted within 24 hours of notice of award.
2. Submit informational report, including drawings, that indicates the measures proposed for protecting individuals and property. Indicate proposed locations and construction of barriers.

~~C. Project Specific Fire Protection and Prevention Plan~~

- ~~1. Provide a project specific fire protection & prevention plan as required By IBC, IFC, and NFPA 241, Standard for Fire Protection & Prevention for Demolition, Alteration and Construction. Provide all elements in the plan that will be encountered on this project.~~
- ~~2. This plan shall be submitted and approved by the GSA Fire Protection Engineer prior to work beginning on site.~~

D. Project Construction Schedule / Schedule of Values

1. All schedules shall be submitted to the Project Manager for review, coordination and approval prior to starting any work. The schedule shall comply with the provisions of the IDIQ contract including but not limited to those pertaining to format, content, and keeping it updated. Besides typical construction tasks and milestones, care should be taken to include anticipated items related to building access, burn permits, utility shut downs, etc.

E. After Award

1. At the completion of the project and prior to final payment, the Contractor shall provide on their letterhead the following information: Date, Project Name, Project Location, and a written description explaining that all work has been completed in accordance with all federal codes and regulations, NEC codes, ~~and NFPA.~~

7. WORKMANSHIP

A. Standards of Conduct

1. Maintain standards of competency, conduct, appearance and integrity in his employees at all times.
2. Ensure that employees do not enter any areas where work is not being performed, use government telephones unless specifically authorized by a GSA representative.
3. Relieve an unsuitable or otherwise objectionable employee whose continuing employment on the job is contrary to the public interest or inconsistent with requirements for security.

B. Cleanup and Debris Removal

1. The Contractor shall remove all debris generated in the performance of this contract, daily. The space must be fully operational no later than 5:30a the following work day of any construction. Upon completion of the work, the Contractor shall remove and dispose of all unused materials, containers, wrappings, cuttings, trimmings and any other debris accumulated as a result of this contract. The Contractor shall make every effort to provide for recycling of all materials utilized during the course of the project.
2. Use of the buildings' trash receptacles is at the sole discretion of the Building Manager. The Project Manager reserves the right to contact the Property Management Office to have the area cleaned and the cost incurred will be deducted from the General Contractor's final invoice.

8. CHANGE ORDERS

Any work outside the intent or scope shall constitute a Change Order. The Contractor shall provide the Contracting Officer Representative (COR) a written explanation of cost. The costs shall be broken out in line items including General Conditions, Materials and Quantity, Labor and Hours, and any other additional line item as required to indicate the complete scope of the change. All Change Orders must be presented timely such that it does not hinder or cause the schedule to increase. Any extension of the project schedule must be noted and an approximate time extension indicated. Failure to indicate time extension will be interpreted as no time extension is required. Work as specified herein must be completed per the date specified regardless of any pending change orders unless otherwise agreed to by GSA and the Contractor.

9. METHOD OF AWARD

The Government will award an order resulting from this RFP to the responsible offeror whose proposal conforms to the solicitation and provides the best value to the Government, based on total evaluated price.

The contractor shall submit a lump sum price for the work to be accomplished under this RFP (see Special Requirements above for Bid Form requirement). The price will include the contractor's labor, overhead, profit, payment and performance bond premiums, and other related costs. Each contractor's price will be compared to the GCE and each other to determine if the price is fair and reasonable.

***All construction for this project must meet ADA requirements.**

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4. EXECUTION OF SCOPE OF WORK (GC & GSA Responsibilities)

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1. The Contractor shall remove all debris generated in the performance of this contract, daily. The space must be fully operational no later than 5:30a the following work day of any construction. Upon completion of the work, the Contractor shall remove and dispose of all unused materials, containers, wrappings, cuttings, trimmings and any other debris accumulated as a result of this contract. The Contractor shall make every effort to provide for recycling of all materials utilized during the course of the project.
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8. CHANGE ORDERS

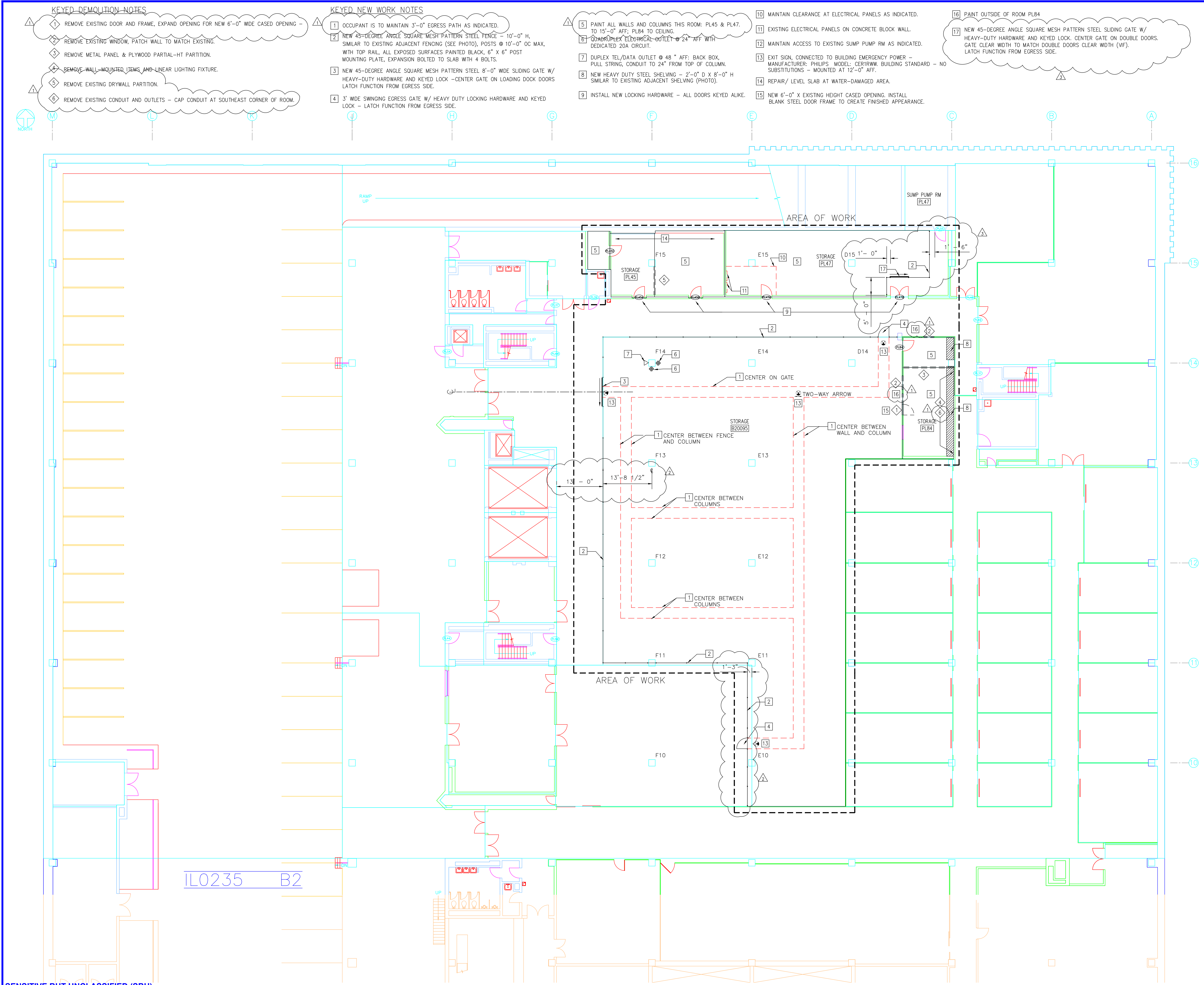
Any work outside the intent or scope shall constitute a Change Order. The Contractor shall provide the Contracting Officer Representative (COR) a written explanation of cost. The costs shall be broken out in line items including General Conditions, Materials and Quantity, Labor and Hours, and any other additional line item as required to indicate the complete scope of the change. All Change Orders must be presented timely such that it does not hinder or cause the schedule to increase. Any extension of the project schedule must be noted and an approximate time extension indicated. Failure to indicate time extension will be interpreted as no time extension is required. Work as specified herein must be completed per the date specified regardless of any pending change orders unless otherwise agreed to by GSA and the Contractor.

9. METHOD OF AWARD

The Government will award an order resulting from this RFP to the responsible offeror whose proposal conforms to the solicitation and provides the best value to the Government, based on total evaluated price.

The contractor shall submit a lump sum price for the work to be accomplished under this RFP (see Special Requirements above for Bid Form requirement). The price will include the contractor's labor, overhead, profit, payment and performance bond premiums, and other related costs. Each contractor's price will be compared to the GCE and each other to determine if the price is fair and reasonable.

***All construction for this project must meet ADA requirements.**



- KEYED-DEMOLITION NOTES**
- 1 REMOVE EXISTING DOOR AND FRAME, EXPAND OPENING FOR NEW 6'-0" WIDE CASED OPENING -
 - 2 REMOVE EXISTING WINDOW, PATCH WALL TO MATCH EXISTING.
 - 3 REMOVE METAL PANEL & PLYWOOD PARTIAL-HT PARTITION.
 - 4 REMOVE WALL-MOUNTED ITEMS AND LINEAR LIGHTING FIXTURE.
 - 5 REMOVE EXISTING DRYWALL PARTITION.
 - 6 REMOVE EXISTING CONDUIT AND OUTLETS - CAP CONDUIT AT SOUTHEAST CORNER OF ROOM.

- KEYED NEW WORK NOTES**
- 1 OCCUPANT IS TO MAINTAIN 3'-0" EGRESS PATH AS INDICATED.
 - 2 NEW 45-DEGREE ANGLE SQUARE MESH PATTERN STEEL FENCE - 10'-0" H, SIMILAR TO EXISTING ADJACENT FENCING (SEE PHOTO), POSTS @ 10'-0" OC MAX, WITH TOP RAIL, ALL EXPOSED SURFACES PAINTED BLACK, 6" X 6" POST MOUNTING PLATE, EXPANSION BOLTED TO SLAB WITH 4 BOLTS.
 - 3 NEW 45-DEGREE ANGLE SQUARE MESH PATTERN STEEL 8'-0" WIDE SLIDING GATE W/ HEAVY-DUTY HARDWARE AND KEYS LOCK - CENTER GATE ON LOADING DOCK DOORS LATCH FUNCTION FROM EGRESS SIDE.
 - 4 3' WIDE SWINGING EGRESS GATE W/ HEAVY DUTY LOCKING HARDWARE AND KEYS LOCK - LATCH FUNCTION FROM EGRESS SIDE.

- 5 PAINT ALL WALLS AND COLUMNS THIS ROOM: PL45 & PL47. TO 15'-0" AFF; PL84 TO CEILING.
- 6 QUADRIPOLEX ELECTRICAL OUTLET @ 24" AFF WITH DEDICATED 20A CIRCUIT.
- 7 DUPLEX TEL/DATA OUTLET @ 48" AFF; BACK BOX, PULL STRING, CONDUIT TO 24" FROM TOP OF COLUMN.
- 8 NEW HEAVY DUTY STEEL SHELVING - 2'-0" D X 8'-0" H SIMILAR TO EXISTING ADJACENT SHELVING (PHOTO).
- 9 INSTALL NEW LOCKING HARDWARE - ALL DOORS KEYS ALIKE.
- 10 MAINTAIN CLEARANCE AT ELECTRICAL PANELS AS INDICATED.
- 11 EXISTING ELECTRICAL PANELS ON CONCRETE BLOCK WALL.
- 12 MAINTAIN ACCESS TO EXISTING SUMP PUMP RM AS INDICATED.
- 13 EXIT SIGN, CONNECTED TO BUILDING EMERGENCY POWER - MANUFACTURER: PHILIPS. MODEL: CER1RW. BUILDING STANDARD - NO SUBSTITUTIONS - MOUNTED AT 12'-0" AFF.
- 14 REPAIR/ LEVEL SLAB AT WATER-DAMAGED AREA.
- 15 NEW 6'-0" X EXISTING HEIGHT CASED OPENING. INSTALL BLANK STEEL DOOR FRAME TO CREATE FINISHED APPEARANCE.

- 16 PAINT OUTSIDE OF ROOM PL84
- 17 NEW 45-DEGREE ANGLE SQUARE MESH PATTERN STEEL SLIDING GATE W/ HEAVY-DUTY HARDWARE AND KEYS LOCK. CENTER GATE ON DOUBLE DOORS. GATE CLEAR WIDTH TO MATCH DOUBLE DOORS CLEAR WIDTH (VF). LATCH FUNCTION FROM EGRESS SIDE.

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
GSA
230 S. Dearborn Street
Chicago, IL 60604

FIELD VERIFY ALL DIMENSIONS

EXAMPLE
01001
500.00
T10
ATX06979
SPACE ID
USABLE AREA Sqft
SPACE TYPE
1007
AGENCY BUREAU CODE
ASA NUMBER

ANSI/BOMA CATEGORIES SPACE TYPES
SPACE CATEGORIES

MARK	DATE	DESCRIPTION
△	3/24/17	AMENDMENT 2
△	5/26/17	AMENDMENT 3
△	7/11/17	AMENDMENT 4

A/E CON. NO.	A/E TASK NO.
CONSTR. CONTR.	
PRIME A/E	
SUB A/E	
CONSTR. CON.	

KEY PLAN

GRAPHIC SCALE

8' 0" 8' 16'

Custom

NAME	USPO LOOP STATION
STREET	211 S CLARK ST
CITY/ST/ZIP	CHICAGO 60604-9998
BUILDING NO.	IL0235 FACILITY CODEALFC
OTHER	
BUILDING NO.	
FACILITY NAME	USPO LOOP STATION
PROJECT TITLE	SSA STORAGE
PROJECT DESCRIPTION	
PROJECT NO.	
GSA PM	BYRON DURHAM
SUBMISSION	100% DESIGN
SUB. DATE	3/3/2017
ORIG. SURVEY DATE	
DRAWING TITLE	PARTIAL PLATFORM LEVEL FLOOR PLAN
FILE NAME	
FLOOR NO.	B2
DRAWN BY	
CHECKED BY	
DRAWING NO.	FP-1
DISCIPLINE	
SHEET TYPE	
SEQUENCE	SHEET 1 OF 1